



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

CITY COUNCIL MINUTES
PLANNING COMMISSION MINUTES

**ADJOURNED REGULAR JOINT MEETINGS:
DRAFT UPTOWN/TOWN CENTRE SPECIFIC PLAN AND EIR SCOPING**

Thursday, September 3, 2009 7:00 PM

**MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL
CONFERENCE CENTER, 1000 SPRING STREET**

**PLEASE SUBMIT ALL CORRESPONDENCE FOR CITY COUNCIL PRIOR
TO THE MEETING WITH A COPY TO THE CITY CLERK**

7:30 PM – CONVENE REGULAR MEETING

CALL TO ORDER – Downstairs Conference Center

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL Councilmembers John Hamon Nick Gilman, Ed Steinbeck, Fred Strong, and Mayor Duane Picanco,

ROLL CALL Planning Commissioners Al Garcia, Steve Gregory, Margaret Holstine, Ron Johnson, Gary Nemeth, Joel Peterson, and Chairman Chuck Tretch

ABSENT Planning Commissioners Margaret Holstine and Chairman Chuck Tretch

PUBLIC COMMENTS

- Senior Advisory Board Member Dale Gustin invited the Community Black Tie Bingo September 12, 2009. Tickets available at the Senior Center.

DISCUSSION

1. **Draft Uptown/Town Centre Specific Plan Presentation and EIR Scoping**

R. Whisenand, Community Development Director

For the City Council and Planning Commission to discuss the recommendations for the Uptown/Town Centre Specific Plan presented by Moule and Polyzoides during the Charrette and give direction for preparation of a draft Environment Impact Report.

Dave Sargent with Moule and Polyzoides gave an overview of the process and proposals to date. He reviewed the proposals contained in the draft Specific Plan. Tony Locaciatto with Moule and Polyzoides presented an overview of the Environmental Impact Review (EIR) process.

Mayor Picanco opened the public hearing. Speaking from the public was Armando Corella, Starla Warren, Paul Davis, Walt Macklin, Ken Trigueiro, Tom Flynn, Paul Viborg, Kate Joyce, Kathy Barnett, Dale Gustin, Rosalie Wolff, Carolyn Fergoda, Jim Saunders and Christie Withers. There were no further comments from the public, either written or oral, and the public discussion was closed.

RECEIVE AND FILE REPORT

ADJOURNMENT: 10:20 P.M.

Planning Commission adjournment to the regular Planning Commission Meeting of Tuesday, September 8, 2009 at 7:30 p.m. at Paso Robles City Hall, 1000 Spring Street, Paso Robles, California 93446.

City Council adjournment to the regular City Council Meeting of Tuesday, September 15, 2009 at 7:30 p.m. at Paso Robles City Hall, 1000 Spring Street, Paso Robles, California 93446.

Submitted:

Cathy M. David, Deputy City Clerk
Approved:

**THESE MINUTES ARE NOT OFFICIAL OR A PERMANENT
PART OF THE RECORDS UNTIL APPROVED BY THE CITY
COUNCIL/PLANNING COMMISSION AT A FUTURE
REGULAR MEETING.**

**PLANNING COMMISSION
MINUTES**

September 8, 2009

PLANNING COMMISSIONERS PRESENT: Garcia, Gregory, Holstine, Johnson, Nemeth, and Peterson

ABSENT: Treach

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: None

PRESENTATIONS: None

Planning Commission approval of a development project is one step in the process of meeting applicable legal requirements. In addition to receiving Planning Commission approvals, all development plans must comply with applicable Zoning and Building Codes. Applicants are encouraged to consult with a design professional to confirm what provisions of the Uniform Building Codes and, in particular, requirements for handicapped access will apply to your project and the design and/or financial implications of meeting these legal requirements.

All items on the Planning Commission Agenda are scheduled for action unless explicitly otherwise stated. Planning Commission Action on General Plan Amendments, Rezones, Street and Public Easement Abandonments, Street Name Changes, Code Amendments and any legislative related action is a recommendation to the City Council; the Council will hold a separate public hearing prior to taking final action. All Other Planning Commission action is final unless an appeal application, including the required fee, is filed with the Community Development Department within 15 calendar days of the date of the action. Any member of the public or the City Council may file an appeal. Please see last page of agenda for how to file an appeal.

PUBLIC HEARINGS

- | | |
|--------------|---|
| 1. FILE #: | PLANNED DEVELOPMENT 09-003 |
| APPLICATION: | To consider a request to construct a new commercial/light-industrial building along with a separate warehouse building, totaling 27,809 square feet for both buildings. The Planning Commission |

will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Pults and Associates on behalf of Darryl Paul/Mayan Hardwood

LOCATION: Danley Court within the Golden Hill Industrial Park (Lot 5 of Tract 2269)

Opened Public Hearing.

Public Testimony: In favor: Kim Hatch, Pults & Assoc., applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Treach absent), to approve Planned Development 09-003 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 2. Development Review Committee Minutes (for approval):
 - a. August 17, 2009
 - b. August 24, 2009

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Nemeth, and passed 6-0-1 (Commissioner Treach absent), to approve the DRC Minutes listed above as presented.

- 3. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Gregory stated that the Committee had its goal setting meeting today; wherein they discussed establishing a community garden and reviewed water conservation efforts in the City.
 - b. Main Street Program: Commissioner Holstine provided a listing of upcoming Main Street events and committee meetings.
 - c. Airport Advisory Committee: Next meeting will be 9/19/09.

- d. Measure T Bond Oversight Committee: Next meeting will be 9-10-09.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Susan DeCarli reported that all programs are progressing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

4. August 25, 2009

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Treach absent), to approve the Planning Commission minutes of August 25, 2009 as presented.

REVIEW OF CITY COUNCIL MEETING

5. September 1, 2009

Commissioner Johnson gave a brief overview of the City Council Meeting of September 1, 2009 and noted that the Purple Belt Program was approved by the City Council.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Garcia stated that he will be on vacation on September 22. He also stated that he appreciated the Uptown/Town Centre special meeting last Thursday.
- Commissioner Gregory stated that he will also be on vacation on September 22; and that he is looking forward to serving on the Uptown/Town Centre ad-hoc committee.
- Commissioner Peterson expressed his appreciation for Planning Commission participation in the Uptown/Town Centre Specific Plan and that he also will be on vacation on September 22.

STAFF COMMENTS

Darren Nash noted that the DRC had a good discussion on the design of a new dentist office proposed on South Vine Street. It incorporates "green" design features.

Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the Planning Commission after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the Community Development Department, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at http://www.prcity.com/government/planning_commission/agendas.asp.

All persons desiring to speak on an agenda item are asked to fill out *Speaker Information Cards* and place them at the Staff Table prior to public discussion of that item. Each individual speaker will be limited to a presentation total of three (3) minutes per item.

AMERICANS WITH DISABILITIES ACT Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

ADJOURNMENT:

Planning Commission adjournment to the Development Review Committee Meeting of Monday, September 14, 2009 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Joint Planning Commission/City Council Breakfast meeting of Friday, September 18, 2009 at 7:00 am at Touch of Paso Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday, September 21, 2009 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Meeting of Tuesday, September 22, 2009, at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

THESE MINUTES ARE NEITHER OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.